Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2142

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $411,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2021

Notary Public

Commission Expires: _____

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian Tencza and Logan B. McSweeney 240 Sunrise Avenue Nashville, TN 37211	Pinnacle Bank Its Successors and/or Assigns, ATIMA 150 3rd Avenue South Suite 1000 Nashville, TN 37201	133-02-0-009.00

Karen Johnson Davidson County
Batch# 631962 DEEDWARR
05/10/2021 09:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,520.70
20210510-0062155

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Donna Incropera Dant, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Joseph Tencza, a single man and Logan Brianne McSweeney, a single woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 24 on the plan of William Lee Subdivision of Roth Property, as of record in Book 1130, Page 67, Register's Office for Davidson County, Tennessee. Said Lot No. 24 fronts 60 feet on the northerly side of Sunrise Avenue and extends back 184.35 feet on the easterly line and 183.69 feet on the westerly line, to the southerly line of Lot "D", measuring 60 feet thereon.

Being the same property conveyed to Garnett E. Burk by Special Warranty Deed deed from First Union National Bank of record in Instrument No. 20010228-0018793 Register's Office for Davidson County, Tennessee, dated February 21, 2001 and recorded on February 28, 2001.

Being the same property conveyed to Donna Dant, unmarried by Warranty Deed deed from Garnett E. Burk, unmarried of record in Instrument No. 20201001-0113185 Register's Office for Davidson County, Tennessee, dated September 29, 2020 and recorded on October 01, 2020.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 240 Sunrise Avenue, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of April, 2021.

Donna Incropera Dant

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Donna Incropera Dant** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Greenville (city), S.C. (state) this 30th day of April, 2021.

TONYA D. SALES
Notary Public-State of South Carolina
My Commission Expires
February 14, 2022

Notary Public South Carolina
My Commission Expires: 02/14/2022

(Notary Seal)

True Copy Certificate of Authenticity

I, **Taylor Grills,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 12/15/2021